



# City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

February 25, 2014

From: George M. Homewood, AICP CFM, Acting Planning Director

Subject: **Conditional rezoning for Christ's Sanctified Holy Church**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager *RH Williams* Ward/Superward: 3/7

Approved: *Marcus D. Jones*  
Marcus D. Jones, City Manager

Item Number: PH-1

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of 6 to 0 the Planning Commission recommends **Approval**.
- III. **Requests**
  - a. Amendment to *plaNorfolk2030* from Institutional to Single-Family Traditional
  - b. Conditional rezoning from IN-1 (Institutional) District to conditional R-8 (Single-Family) District
- IV. **Applicant:** Christ's Sanctified Holy Church – 4820 Beamon Road
- V. **Description**

This application would allow the church to construct seven homes on vacant property that is currently institutionally zoned.

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Attachment:

- Staff Report to CPC dated January 23, 2014 with attachments
- Letter of Support – Greenwood/Elmhurst/Norview Heights Civic League
- Proponents and Opponents
- Ordinances



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

January 23, 2014

From: Susan Pollock,  
Principal Planner

**Subject:** Applications on property  
located at 4820 Beamon Road:

- a) Amendment to *plaNorfolk2030*  
from Institutional to Single-Family  
Traditional
- b) Conditional rezoning from IN-1  
(Institutional) District to  
conditional R-8 (Single-Family)  
District - Christ's Sanctified Holy  
Church

Reviewed: Leonard M. Newcomb, III *LMN*  
Land Use Services Manager

**Ward/Superward:** 3/7

Approved:

George M. Homewood, AICP, CFM  
Acting Planning Director

**Item Number:**

1

**I. Recommendation:**

*Plan Amendment*

- Staff recommends approval, based on a change in conditions since the adoption of *plaNorfolk2030*.

*Rezoning*

- Staff recommends approval, given the character of development in the neighborhood and the consistency with the general plan.

**II. Applicant:** Christ's Sanctified Holy Church by Gary Collier  
4820 Beamon Road

**III. Description:**

This application would allow the church to construct seven homes on vacant property that is currently institutionally zoned.

**IV. Analysis**

The site is located directly behind a church located on the east side of Sewells Point Road just north of Robin Hood Road.

Plan Analysis

- *plaNorfolk2030* designates this site as Institutional, making the proposed use inconsistent with *plaNorfolk2030*.
  - An amendment to Single-Family Traditional is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single-Family Traditional land use category as a location for single family detached development on lots ranging in width from 50 to 70 feet and area from 4,000 to 7,500 square feet.
- When the *plaNorfolk2030* Future Land Use Map was developed, the Institutional land use category was often assigned to properties based on ownership by an institutional user.
  - Since this property was owned by the adjacent church property at that time, it was assigned an Institutional land use category.
- Given that the church does not plan to use this property as part of its operations, the Institutional land use category is no longer appropriate.
  - Since the residential development to the east is designated Single Family Traditional and the proposed use will include single family residential lots in the size ranges proscribed by *plaNorfolk2030* a plan amendment to Single-Family Traditional is appropriate.

Zoning Analysis

- The site is located in the Greenwood/Elmhurst/Norview Heights neighborhood which is developed with single-family homes.
- The applicant is proposing to rezone the site to R-8 which would require that the lots contain a minimum lot size of 5,000 square feet, and a minimum lot width of 50 feet, however, the predominant zoning is R-7 which requires a minimum lot width of 60 feet, and a minimum lot size of 6,000 square feet.
- A lotting-Pattern Analysis shows the following range of lots and their percentages within the area.

Lots within a 1,000 foot radius Zoned R-7					
Lot-Width Range			Lot Size Range		
	Number	Percentage		Number	Percentage
<b>Lots less than 60 ft. in width.</b>	36	24%	<b>Lots less than 6,000 sq. ft.</b>	24	14
<b>Lots greater than or equal to 60 ft. in width.</b>	130	76%	<b>Lots greater than 6,000 sq. ft.</b>	142	86



- There are several issues that should also be considered:
  - Within a 1000 foot radius there are multiple R-8 (Single-Family) districts containing lots similar in width to that proposed by the applicant.
  - The lot width the applicant is proposing is smaller than the lots immediately surrounding the site, but the proposed lot size is similar to the surrounding lots.
  - Unlike other rezonings we have considered, this request will create a new, small subdivision.
    - A new street and cul-de-sac will be created for the proposed seven lots.
    - The lot frontages are formed around a cul-de-sac which makes the width somewhat deceiving.
    - No other lots will front on the existing streets.
- With seven new lots comparable to the neighborhood and in an area where there are other similar size lots, this development would not negatively impact the existing single-family neighborhood.
- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

#### Traffic Analysis

Institute of Transportation Engineers figures estimate that construction of seven single-family homes on this vacant parcel will generate 67 new vehicle trips per day.

#### **V. Financial Impact**

- The applicant is current on taxes.
- The site is currently nontaxable and the addition of several homes could help generate new taxes for the city.

#### **VI. Environmental**

- The new road and subdivision of the lot will require review through the Site Plan Review process.

#### **VII. Community Outreach/Notification**

- Legal notice was posted on the property on December 17.
- Letters were sent to the Greenwood/Elmhurst/Norview Heights Civic League on January 9.
- Letters were mailed to all property owners within 300 feet of the property on January 8.
- Notice was sent to the civic leagues by the Department of Communications on January 8.
- Legal notification was placed in *The Virginian-Pilot* on January 9 and 16.

#### **VIII. Coordination/Outreach**

This letter has been coordinated with the Department of Planning and Community Development, the Department of Public Works and the City Attorney's Office.

**Supporting Material from the Department of Planning and Community Development:**

- Proffered conditions
- Location Map
- Zoning Map
- Future Land Use Map
- Application
- Letter to River Greenwood/Elmhurst/Norview Heights Civic League

**Proponents**


Gary Collier – Applicant  
2701 Nevada Avenue  
Norfolk, VA 23513

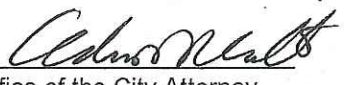
Gerald G. Halena – Representative  
732 Eden Way N E543  
Chesapeake, VA 23320


**Opponents**

Dan Montague  
4605 Krick Street  
Norfolk, VA 23513

1/21/2014 tsv

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

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## ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 4820 BEAMON ROAD FROM INSTITUTIONAL TO SINGLE-FAMILY TRADITIONAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the property located at 4820 Beamon Road is hereby changed from Institutional to Single-Family Traditional. The property which is the subject of this change in land use designation is more fully described as follows:

Property fronts 46 feet, more or less, along the northern line of Beamon Road, and 25 feet, more or less, along the western line of Dayton Court; premises numbered 4820 Beamon Road.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

01/21/2014 tsv

Form and Correctness Approved: *RAP*

By *Adrian M. Hall*

Office of the City Attorney

Contents Approved: *AP*

By *[Signature]*

DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 4820 BEAMON ROAD FROM IN-1 (INSTITUTIONAL) DISTRICT TO CONDITIONAL R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 4820 Beamon Road is hereby rezoned from IN-1 (Institutional) District to Conditional R-8 (Single-Family Residential) District. The property is more fully described as follows:

Property fronts 46 feet, more or less, along the northern line of Beamon Road, and 25 feet, more or less, along the western line of Dayton Court; premises numbered 4820 Beamon Road.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

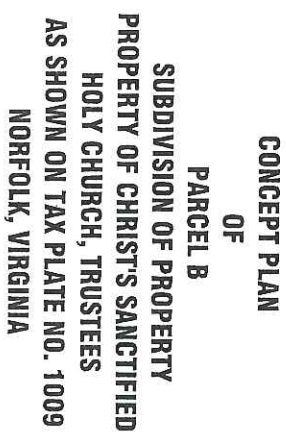
- (a) The site shall be developed in accordance with the conceptual site plan dated January 8, 2014, and attached hereto as "Exhibit A," subject to any revisions that might be required by the City during the site plan review process.
- (b) The 1200 square foot storage building presently located on the property shall be removed.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- That this ordinance shall be in effect from the date of its adoption.



ATTACHMENT:  
Exhibit A (1 page)

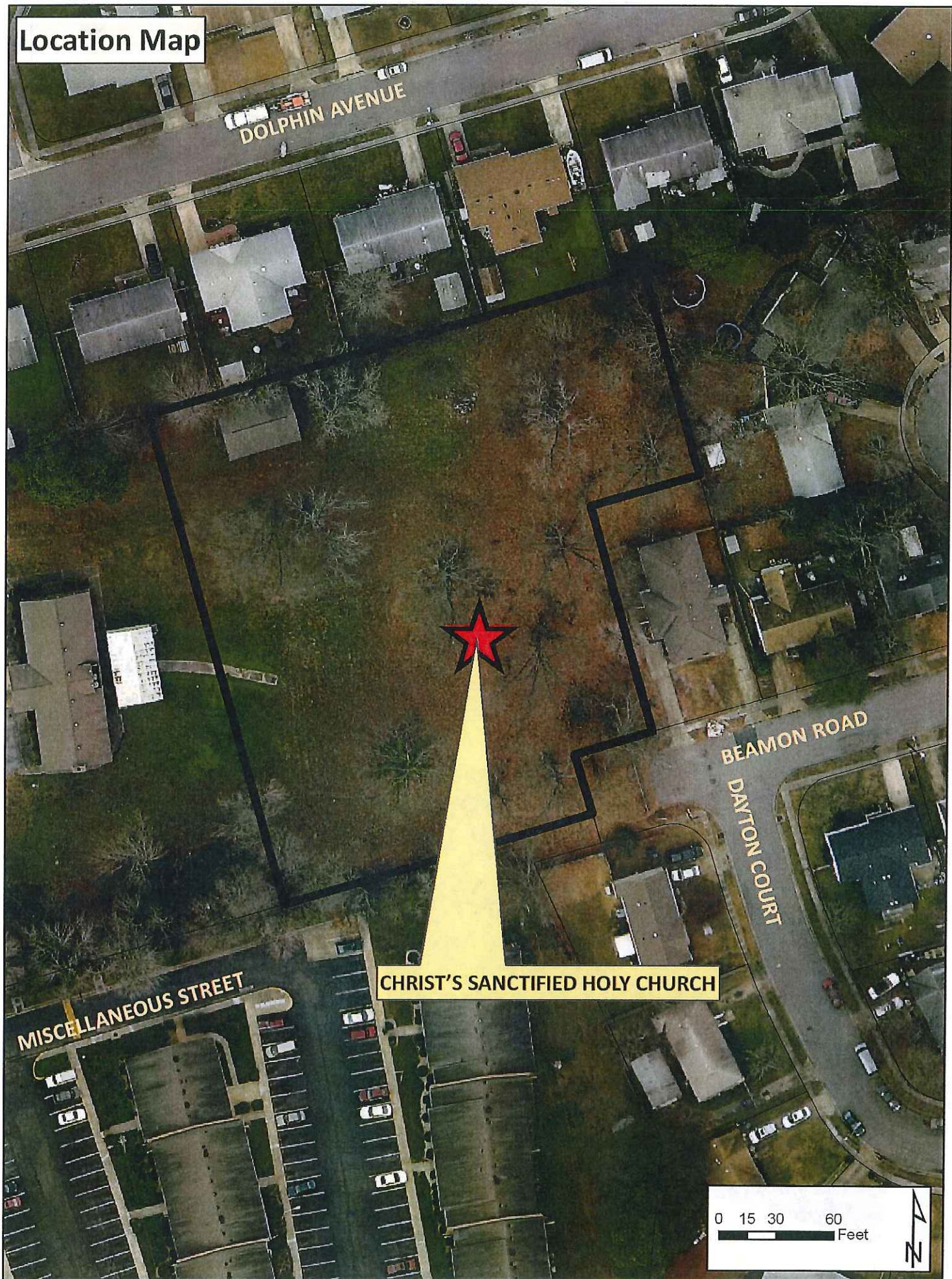


**WARD M. HOLMES  
LAND SURVEYOR, P.C.  
9225 GRANBY STREET  
NORFOLK, VIRGINIA 23503  
757-480-1230**

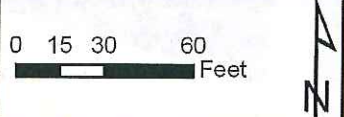
DRAWN BY: DHH
SCALE: 1" = 30'
DATE: JAN. 8, 2014
JOB NO. 13-763



**Location Map**

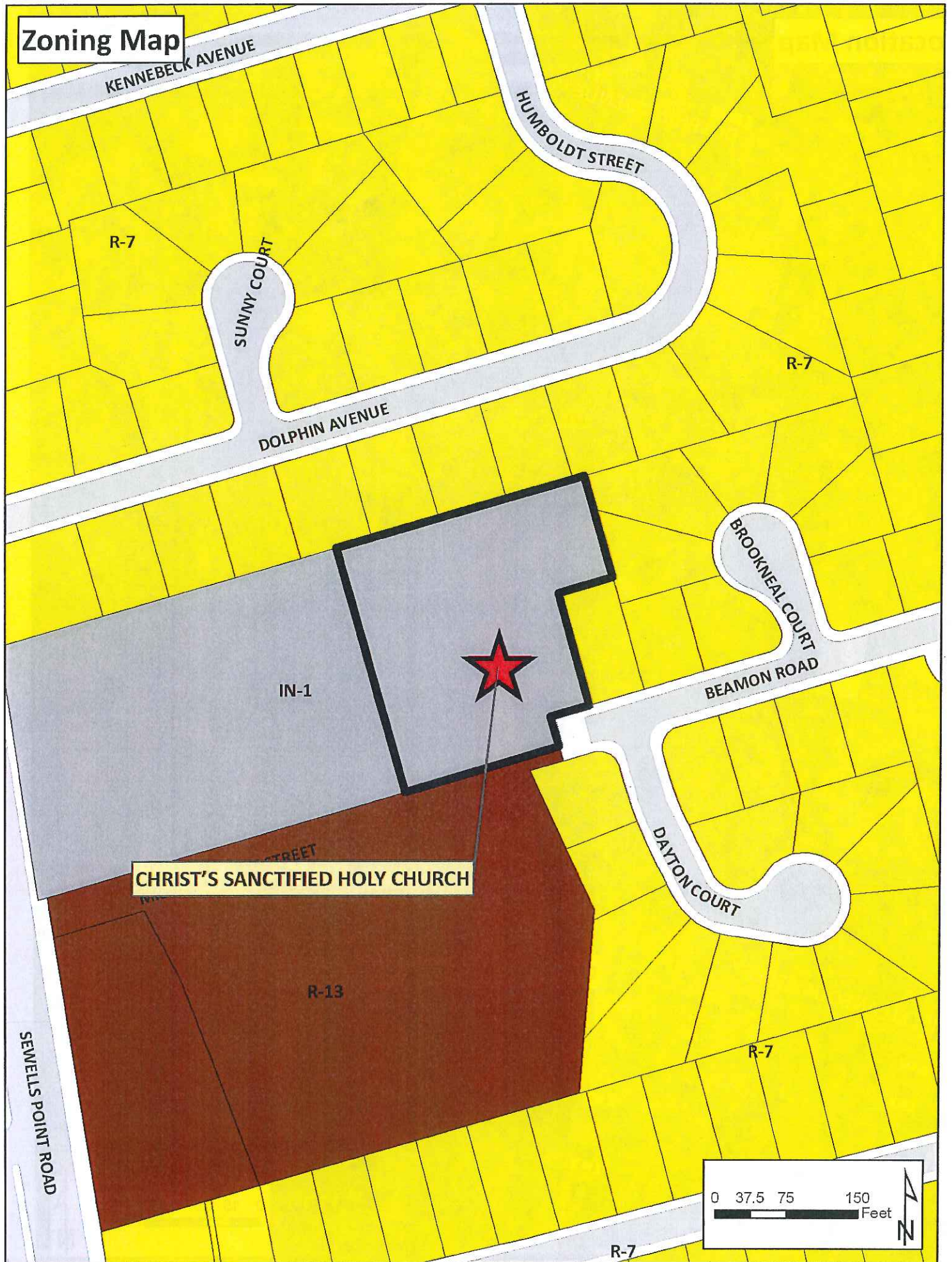


**CHRIST'S SANCTIFIED HOLY CHURCH**



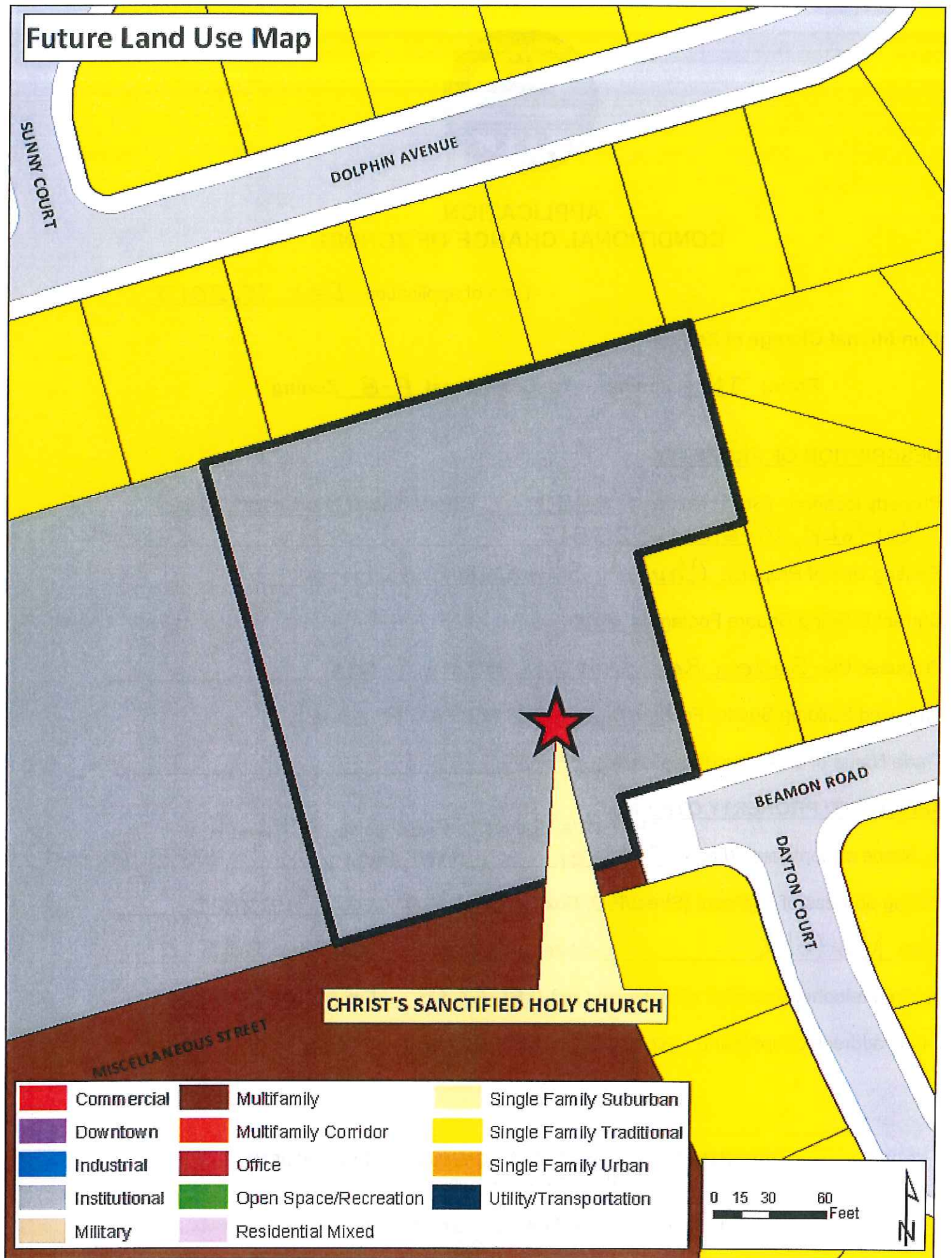


# Zoning Map





# Future Land Use Map





**APPLICATION  
CONDITIONAL CHANGE OF ZONING**

Date of application: Dec. 10, 2013

**Conditional Change of Zoning**

From: IN-1 Zoning To: Conditional R-8 Zoning

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 4820 (Street Name) Beamon Road  
Norfolk, Virginia 23513

Existing Use of Property: Church Storage Building

Current Building Square Footage 1,200

Proposed Use Seven Residential Home Sites

Proposed Building Square Footage Approx. 2200 sq. ft. each

Trade Name of Business (If applicable) \_\_\_\_\_

**APPLICANT/ PROPERTY OWNER**

Christ's Sanctified Holy Church  
1. Name of applicant: (Last) Collier (First) Gary (MI) B. (agent)

Mailing address of applicant (Street/P.O. Box): 2701 Nevada Avenue

(City) Norfolk (State) Virginia (Zip Code) 23513

Daytime telephone number of applicant (757) 681-6445 Fax (757) 853-8238

E-mail address of applicant: garycollier@cox.net

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



PROFERRED CONDITIONS

1) 1200 sq. ft. storage building to be removed

2) The site shall be developed generally in accordance with the attached site plan entitled, exhibit X-4820 Beamon Road, <sup>DATED 12/19/13,</sup> showing seven single family residential home sites, and ~~it~~ being subject to required revisions made during the site plan review process.

4) \_\_\_\_\_

5) \_\_\_\_\_

6) \_\_\_\_\_

7) \_\_\_\_\_

8) \_\_\_\_\_

SIGNED:

Gary B. Collier  
(Applicant signature)

12/10/2013  
(Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)









# City of NORFOLK

January 8, 2014

Jackie Rochelle  
President, Greenwood/Elmhurst/Norview Heights Civic League  
3314 Sewells Point Road  
Norfolk, VA 23513

Dear Ms. Rochelle,

The Planning Department has received the following applications on property located at 4820 Beamon Road:

- a) Amendment to *plaNorfolk2030* from Institutional to Single-Family Traditional
- b) Conditional rezoning from IN-1 (Institutional) District to conditional R-8 (Single-Family) District

These items are tentatively scheduled for the January 23, 2014 City Planning Commission public hearing.

## Summary

This request would allow Christ's Sanctified Holy Church, to develop the vacant site with seven single-family homes.

If you would like additional information on the request, you may contact the applicant, Gary Collier at (757) 681-6445; or you may telephone Susan Pollock at (757) 664-4765. A copy of the application is enclosed.

Sincerely,

George M. Homewood, AICP, CFM  
Acting Planning Director

cc: Jim Herbst, Neighborhood Development Specialist  
[jim.herbst@norfolk.gov](mailto:jim.herbst@norfolk.gov)

## Pollock, Susan

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**From:** Rdmc1 <rdmc1@aol.com>  
**Sent:** Tuesday, January 21, 2014 9:10 AM  
**To:** Pollock, Susan  
**Subject:** GENH Civic League/Christ Sanctified Holy Church

Good Morning Susan,

Gary Collier on behalf of Christ Sanctified Holy Church has appeared at our civic league meeting to explain the request and subsequent plan for the change of zoning at 4820 Beamon Road. Prior to this meeting, Gary met with civic league officers in December to review the plan.

After meeting with Gary and polling residents who live along the Beamon Road corridor, the league has voted to SUPPORT the application as submitted to the Planning Department.

Christ Sanctified Holy Church has been part of this community since the 1940's. Their members developed much of this community that stands today. After the original church property was sold, church members continued to maintain the remaining property in a responsible manner.

We look forward to working with Church on this project. If you have any questions, please call me at 757-435-2302. I remain,

Sincerely

Jackie Rochelle  
Greenwood/Elmhurst/Norview Heights Civic League